

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:
Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of September, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of October, 1986, at 10:45 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9 Date of Posting: September 22, 1986
Posted for: Special Hearing
Petitioner: J. Douglas Pinney, et ux
Location of property: E/S of Skyline Rd., 870' N. and W. of Darnall Rd.
Location of Signs: In front of 2020 Skyline Rd.
Remarks:
Posted by: S. J. Anata
Number of Signs: 1
Date of return: September 22, 1986

IN RE: PETITION FOR SPECIAL HEARING
E/S of Skyline Road, 870' N. W. of Darnall Road
(2020 Skyline Road)
9th Election District
J. Douglas Pinney, et ux
Petitioners
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-163-SPH

The Petitioners herein request a special hearing to determine whether or not approval should be granted for the inclusion of an in-law apartment with the construction of a new dwelling.

Testimony by the Petitioners indicated that they propose to construct a new dwelling and include an apartment for the mother of Mrs. Pinney. The apartment will contain a kitchen and sitting area on the main floor, and a bedroom and bath on the basement level. The apartment will be connected to the main residence on both levels, but will have a separate outside entrance. When the mother no longer needs the apartment, the Petitioners intend to rent it. The dwelling will qualify for conversion under the table of minimum dimensions of Section 402.2 of the Baltimore County Zoning Regulations (BCZR).

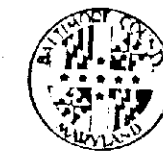
Neighbors appeared and participated in the hearing, but did not protect the approval of an in-law apartment.

Pursuant to the advertisement, posting and public hearing on the subject property, and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, granting approval of the use requested in the Petition for Special Hearing would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and would not be detrimental to the health, safety and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 21st day of October 1986, that approval be granted for the inclusion of an in-law apartment with the construction of a new dwelling, in accordance with the plan submitted, prepared by Glassman & Sons, Inc., and identified as Petitioner's Exhibit A, and as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- The apartment shall be utilized only by members of the family for the first three (3) years of occupancy of the dwelling.
- Submit a revised plan to the file clearly indicating the in-law apartment and noting the restriction above prior to the application for a building permit.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

October 21, 1986

Mr. & Mrs. J. Douglas Pinney
8403 Saunders Road
Lutherville, Maryland 21093

RE: Petition for Special Hearing
E/S of Skyline Road
870' N. W. of Darnall Road
(2020 Skyline Road)
9th Election District
Case No. 87-163-SPH

Dear Mr. & Mrs. Pinney:

Enclosed please find a copy of the decision rendered in the above referenced case. Please be advised that your Petition for Special Hearing has been granted, with one restriction, in accordance with the enclosed order.

If you have any further questions on the subject matter, please do not hesitate to contact this office.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

cc: Mr. William Gaudreau

2020 Skyline Road
Towson, Maryland 21204
People's Counsel

Description for Special Hearing
2020 Skyline Road
9th Election District

Beginning at a point in the center of Skyline Road (30' wide), at a distance of 870 feet, more or less, north and west of the centerline of Darnall Road and running the following courses and distances: North 89° 59' East, 287.79 feet; thence North 02° 50' West, 223.27 feet to the centerline of Skyline Road; thence running along Skyline Road the three following courses and distances: North 89° 45' West, 164.51 feet; thence South 48° 50' West, 147.74 feet; thence South 01° 44' East, 135.51 feet to the point of beginning.

Containing 1.37 acres of land, more or less.

PETITION FOR SPECIAL HEARING

9th Election District

Case No. 87-163-SPH

LOCATION: East Side of Skyline Road, 870 feet North and West of Darnall Road (2020 Skyline Road)

DATE AND TIME: Wednesday, October 15, 1986, at 10:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing to approve an in-law apartment within a proposed dwelling

Being the property of J. Douglas Pinney, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING
E/S of Skyline Rd., 870' N. & W. of Darnall Rd. (2020 Skyline Rd.), 9th District
J. DOUGLAS PINNEY, et ux,
Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-163-SPH

ENTRY OF APPEARANCE

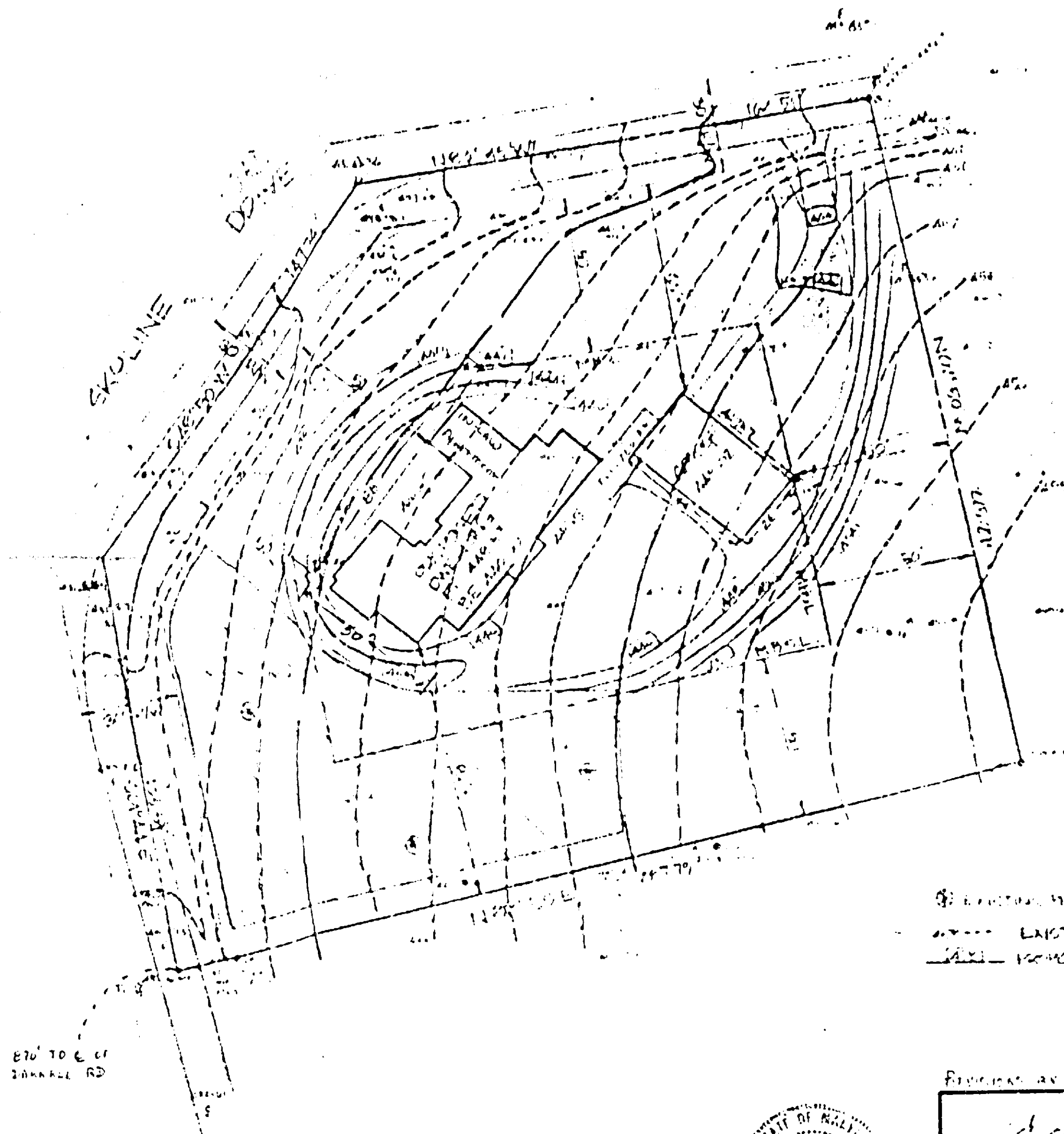
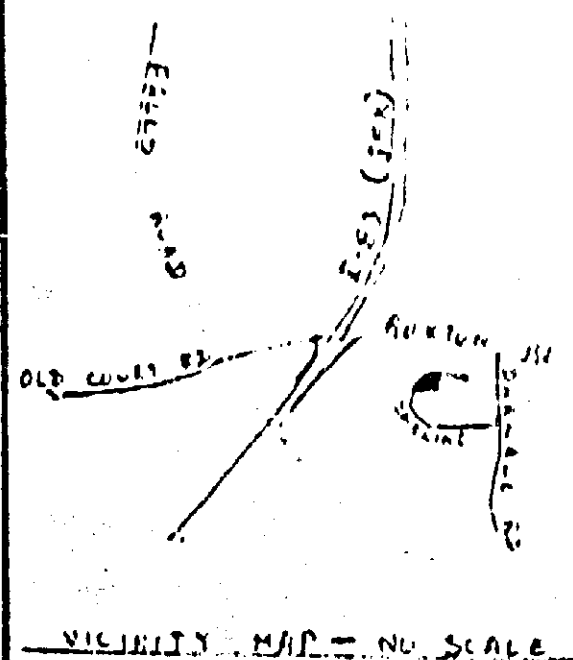
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 23rd day of September, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. J. Douglas Pinney, 8403 Saunders Rd., Lutherville, MD 21093, Petitioners.

Peter Max Zimmerman



Please Note:
 For expense reasons we have altered the house plans as follows:
 The In-law Apt is no longer over the garage. It is now in the northern most front wing of the main dwelling. The external house structure is unchanged. The garage structure is changed in that it is now a single 2 1/2 car, unfinished. The location of the garage is changed. The garage & In-law Apt are as marked in this site plan.

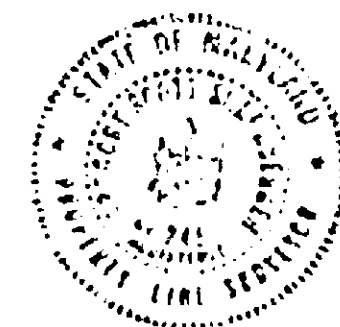
SEE EXHIBIT NO. 757

EXISTING DRIVE (SIDE OF DOVE) GARAGE

REMOVE, CONSIDER THE LOCATIONS ARE CHANGED.

REVISIONS AND CHANGES: ETC

J R I ZONE
 PUBLIC WATER EXISTS FOR SITE
 SEPTIC DRAIN FIELD AS SHOWN
 AND REFINED BY HEALTH DEPT



Architectural Firm:

SHANABERGER & LANE
 8724 TOWN & COUNTRY BLVD
 ELLICOTT CITY, MD - SUITE 203
 (301) 461-2667 21045

SITE PLAN & GRADING STUDY
PINNEY PROPERTY
 LOT II

9TH ELECTION DISTRICT
 BALTIMORE COUNTY, MD

SCALE 1"=50' DATE 8/1/86

this revised site plan is submitted, to be added to the file, as per the request of Ms. June G. Lynch, zoning Commissioner of Baltimore County, in her retention ruling dated Oct. 21, 1986.

Also noted is the restriction, as per her retention ruling, that this in-law apartment shall be utilized only for family members for the first 3 years of occupancy of the dwelling.

Thank you

#56
 SP-163-SPH
 Revised Plans
 Rec'd 10/24/86
 P.C.

J. Douglas Pinney, MD

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
4th day of September, 1986

ARNOLD JABLON
Zoning Commissioner

Petitioner: J. Douglas Pinney, et ux
Petitioner's Attorney: Received by: James E. Dyer

Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 9, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

Chairman

MEMBERS

Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Mr. J. Douglas Pinney
8483 Saunders Road
Lutherville, Maryland 21093

RE: Item No. 56 - Case No. 87-163-SPH
Petitioner: J. Douglas Pinney, et ux
Petition for Special Hearing

Dear Mr. Pinney:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

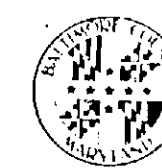
Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Shanaberger & Lane
8726 Town & Country Blvd., Suite 203
Ellicott City, Maryland 21043



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

September 5, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 45, 46, 47, 48, 49, 50, 51, 53, 54, 55, 56, 57, 59, 60, and 61.

Very truly yours,

Michael S. Flannigan
Traffic Engineer Associate II

MSF:lt



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204 2586
494-4500

PAUL H. REINCKE
CHIEF

August 15, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: J. Douglas Pinney, et ux

Location: E/S Skyline Road, 870' NW of Darnall Road

Item No.: 56

Zoning Agenda: Meeting of 8/19/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle deal end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: _____ Noted and
Planning Group Approved:
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
To: Zoning Commissioner
Date: September 18, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 87-156-SPH, 87-155-SPH, 87-157-SPH and 87-163-SPH

In view of the subject of these petitions, this office offers
no comments.

Norman E. Gerber
Director

NEG:JGH:slm

RECEIVED
SEP 19 1986

ZONING OFFICE



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

SEPTEMBER 15, 1986

Re: Zoning Advisory Meeting of August 14, 1986
Item # 56
Property Owner: J. Douglas Pinney, et ux
Location: E/S SKYLINE RD. 870' NW
OF DARNALL RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☐ A County Review Group Meeting is required.
- ☐ A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
- ☐ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☐ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ Parking calculations must be shown on the plan.
- ☐ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☐ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board on _____
- ☐ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☐ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____
- ☐ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☐ Additional comments: _____

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

August 15, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 56 Zoning Advisory Committee Meeting are as follows:
Property Owner: J. Douglas Pinney, et ux
Location: E/S Skyline Road, 870 feet NW of Darnall Road
District: 9th.

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.S.C.) #11-73 - 1980 and other applicable codes and standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
5. All Use Groups except B-1, Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 403 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
8. When filing for a required Change of Use/Occupancy Permit, an attention permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from the _____ to the _____ or to Mixed Use. See Section 312 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the future floor levels including basement.

SPECIAL NOTE:

1. Comments: It appears the apartment will be above a garage. Fire separation, separate independent and approved exits will be required. The garage shall be limited to 4 vehicles maximum without provision for repairing or servicing. See definition private garage page 30 and Section 608.0.
2. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark E. Berman
By: C. E. Berman, Chief
Building Plans Review

L/27/86